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GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

June 12, 2007

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Exchange
Gladwin Management Unit – Clare and Arenac Counties
Land Transaction Case #20060161

Applicant: Robert J. Piesko, Frankenmuth, Michigan.

Private Land Offered In Exchange: Arenac County, Adams Township, T19N, R03E, Section 4, N ½ of Fr'l NW ¼.
AND less than one acre more or less of land described as: Clare County,
Franklin Township, T20N, R03W, Section 5. All that part of the W ½ of Fr'l
NE ¼, lying South of the center line of Angle Road, 79 acres more or less.

Appraised Value: \$135,000.00

State Land Desired In Exchange: Clare County, Franklin Township, T20N, R03W, Section 5, consisting of the
following three parcels:

Parcel 1:
W ½ of Fr'l NW ¼, Section 5. 55.4 acres more or less.

Parcel 2:
That part of NW ¼ of SE ¼ of Section 5, lying N of centerline of Angle Road.
5.5 acres more or less.

Parcel 3:
That part of W ¼ of E ½ of Fr'l NE ¼ of Section 5, lying N of centerline of
Angle Rd. 12 acres more or less.

Appraised Value: \$105,000.00

Authority: Part 21 of Act 451, Public Acts of 1994, as amended.

NATURAL RESOURCES COMMISSION
Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheatlake

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Notice: This item will appear on the Department of Natural Resources' (Department) July 2, 2007 Calendar and is eligible for approval on July 9, 2007.

Comments: This transaction benefits both the applicant and the Department, and contributes significantly to the land consolidation strategy. One of the properties the Department will convey is difficult to access for recreation and forest management due to wetlands. In exchange, the applicant will convey to the Department a 78-acre parcel that consolidates the Department's ownership pattern and eliminates the need for the owner to cross adjacent State-owned land for access. This transaction will result in a net reduction of 2.5 miles of boundary line, which would have to be maintained by Department staff.

All parcels are located within the Gladwin Management Unit, Clare County, Franklin Township and Arenac County, Adams Township.

The largest of the desired State-owned parcels is characterized by very difficult access and private land adjacent on three sides. The other parcels are relatively narrow, have very young tree growth, and lie north of Angle Road adjacent to applicant's current ownership. For these reasons, the properties have lower utility for resource management and public recreation purposes than the offered lands.

The offered 78-acre private parcel is forested with a mix of aspen, oak, maple, pine, and birch. It has a fairly level topography ranging from lowland to moderately drained upland. The second parcel offered is a triangle south of the road less than an acre in size. It is adjacent to State land on the south and east. The acquisition of this property will consolidate State land and thereby enhance the recreation and resource management missions of the Department.

In addition to the exchange, the applicant will donate a conservation easement to Little Forks Conservancy protecting approximately 140.5 acres of land described as:

Clare County, Franklin Township, T20N, R03W, Section 5. The Fr'1 NW ¼ of Section 5, the N 600 feet of the W ½ of Fr'1 NE ¼, and that part of the W ¼ of E ½ of Fr'1 NE ¼ lying North of centerline of Angle Road.

The main goal of the conservation easement is to prohibit the construction or placement of buildings on the land and keep the land in a natural state. This will provide a protected forest buffer to the State Forest land north of the applicant's land.

The desired State-owned lands were acquired by tax reversion in 1905. As a result of this exchange, the offered private land will assume tax-reverted status.

This transaction was reviewed by Department staff and was recommended for approval by the Land Exchange Review Committee on January 25, 2007.

Mineral and Land Management Section staff of the Department's Forest, Mineral and Fire Management Division have determined that the exchange of minerals would consolidate State mineral ownership and be of benefit to the Department.

- Recommendations:
- (1) That the exchange be approved under authority of Part 21, Act 451 of 1994, as amended, with the State reserving aboriginal antiquities.
 - (2) That mineral rights be exchanged as part of the transaction if they are determined by the title review to be a part of the offered estate.
 - (3) That the efforts and partnership of the Little Forks Conservancy toward the implementation, monitoring, and enforcement of the conservation easement be recognized with appreciation.

David E. Freed, Chief
Land and Facilities

William E. Moritz, Chief
Wildlife

Lynne M. Boyd, Chief
Forest, Mineral and Fire Management

Arminda S. Koch
Resource Management Deputy

Dennis R. Fedewa
Chief Deputy

I approve the staff recommendations.

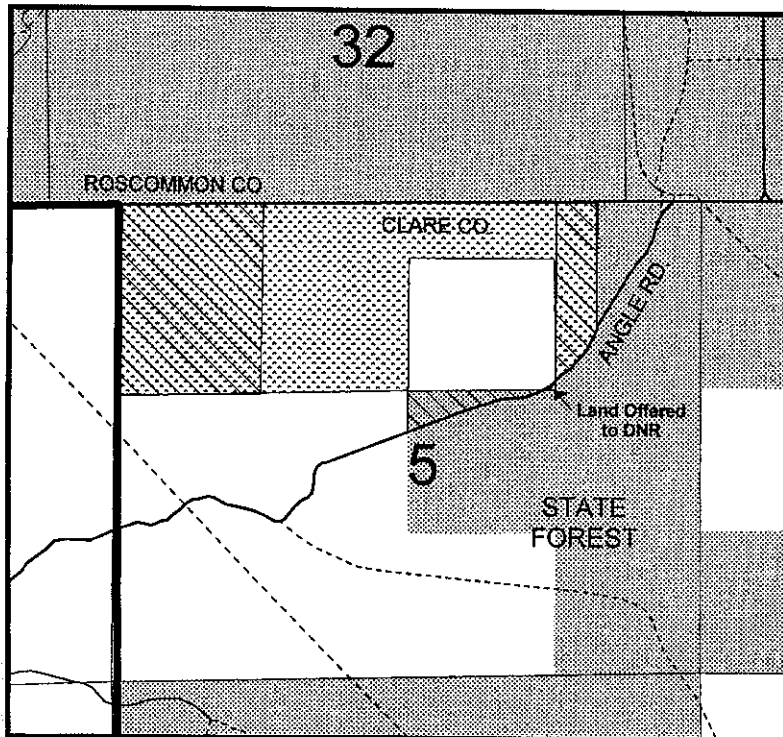
Rebecca A. Humphries
Director

Date Approved

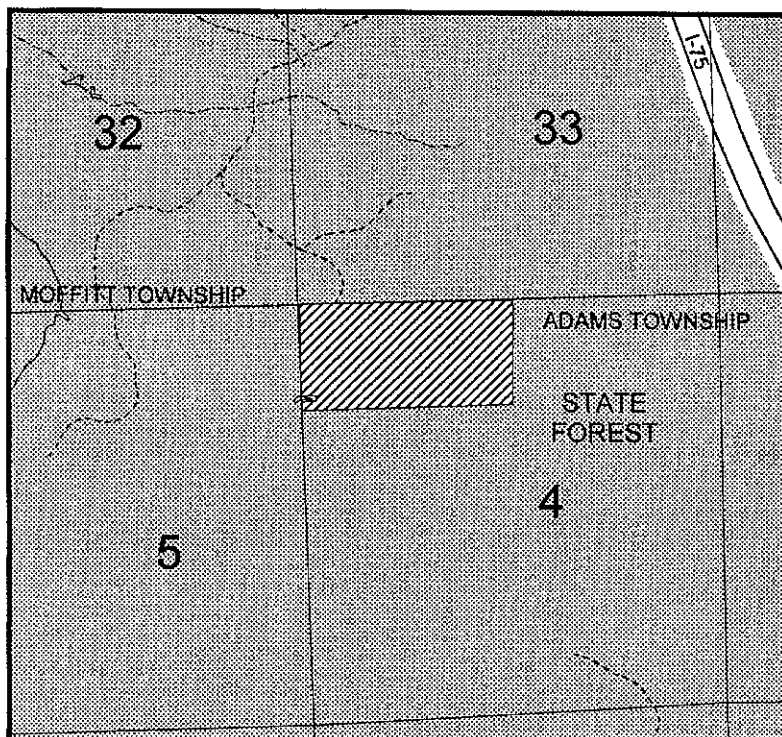
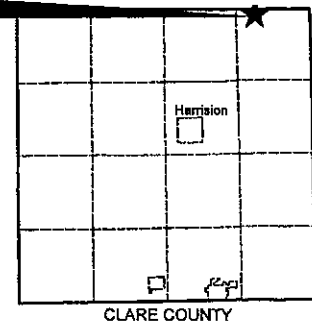
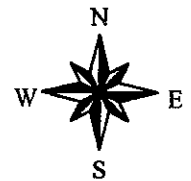
STATE FOREST LAND EXCHANGE

Gladwin Management Unit - Clare and Arenac Counties

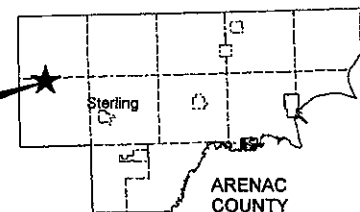
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Section 5, T20N, R03W
Franklin Township, Clare County



Section 4, T19N, R03E
Adams Township, Arenac County



- State Forest Boundary
- State Land Desired From DNR in Exchange (73.0 acres)
- Private Land Offered to DNR in Exchange (79.0 acres)
- Conservation Easement Offered to DNR
- State Land
- Private Land

SOURCE

MICHIGAN DEPARTMENT OF NATURAL RESOURCES
FOREST, MINERAL AND FIRE MANAGEMENT

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